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Anthony Piloizzi

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Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



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Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

July 26, 2012

The Zoning Board of Review held its monthly meeting on the 26th day of July 2012 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Richard Fascia, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official, Joseph Ballirano, Esq. and Dianne Edson, Stenographer.

Mr. Piloizzi stated that there needs to be a correction on the previous months meeting minutes. Stating that Mr. Piloizzi did not make a motion to deny the Bel Aire Motor Inn, Mr. Anzelone made the motion and Mr. Piloizzi did not vote on this motion Mr. Cardillo casted the fifth vote to make it unanimous.

Mr. Anzelone made the motion to approve the minutes of last months meeting. A voice vote was taken; all in favor.

A. File 2012-40

LOCATION: 2207 Hartford Avenue
OWNER/ APPLICANT: Andre L and Diane Vitale
LOT: AP 54 — Lot 111; 37,570 sq. ft.; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Addition to rear of house to enlarge bedroom and to connect garage for proposed therapy pool and addition to existing garage for proposed hobby shop

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	37,570'	2,430'
	—FRONTAGE	140'	0'	140'
	— REAR YARD	75'	50'	25'

	— LEFT SIDE YARD	35'	15'	20'
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Mr. Al Russo, attorney for the applicant, explained to the board what they are looking to do with this piece of property on Hartford Avenue. This is currently a two family home and they would like to convert it into a single family and add a therapy pool enclosed with glass and a hobby shop in the garage, strictly for hobbies nothing further. Mr. Nicholas Veltri, licensed surveyor was sworn in and accepted as a qualified witness, he explained to the board where the property is located and dimensions of the lot. Mr. Piloizzi questioned about the septic system and if it is suitable for this type of construction. Mr. Nascenzi explained that if this proposal is approved the applicant will have to submit system suitability and all necessary dimensional requirements for septic and for a well.

No one for or against

Mr. Anzelone made a motion to approve. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

B. File 2012-32

LOCATION: 1520 Atwood Avenue
 OWNER: Town of Johnston
 APPLICANT: New Cingular Wireless, PCS
 LOT: AP 53 — Lot 178; 71,438 sq. ft.; B-2 Zone
 EXISTING USE: Fire station and wireless communication services
 PROPOSAL: Install three (3) antennas and associated equipment
Special Use Permit petitioned under Article III § 340-8, Table of Use Regulations, subsection 5 (4) and Article XII § 340-75 Special Use Permits

Mr. Dolan, representing the applicant, was sworn in and he explained to the board that there is an existing telecommunications tower located at this location and they would like to replace the old antennas with the newer type of antennas for newer technology that customers demand. Nothing that is going to be added can be seen with the naked eye. Mr. Dolan then explained that AT&T now acquired Cingular and that the company takes care of their own equipment and the town takes care of the actual structure. Mr. Colannino asked Mr. Dolan if the new equipment will interfere with any emergency equipment and Mr. Dolan explained that the FCC guidelines were subject to mandate that any equipment cannot interfere with other carriers or the town.

No one for or against

Mr. Anzelone made a motion to approve. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

C. File 2012-38

LOCATION: 5 Anglewood Avenue
OWNER/ APPLICANT: Richard Panciera
LOT: AP 41 — Lot 15; 12,150 sq. ft.; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Enclose existing porch to a four season room and build up to second floor to make a walk in closet

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	7750'	32,250'
	—FRONTAGE	140'	135'	5'
	— WIDTH	140'	135'	5'
	— FRONT YARD	40'	1'	39'
	— REAR YARD	75'	16'	59'

Mr. Panciera, applicant for the project, was sworn in and he explained to the board that he has an existing porch and that he would like to enclose it and go up two floors to expand his living space and a walk in closet. He will be doing all work himself as he already knocked the porch down and reinforced the existing foundation. Mr. Panciera did not get caught doing work without a permit, he voluntary came in to the building official's office to speak with Mr. Nascenzi to obtain the proper permits and Mr. Nascenzi recommended that he should go to zoning to get everything done at once. Mr. Veltri explained that the hardship for this applicant is that the house is so small it's only a 22' x 20' which is the size of a garage.

Mr. Nascenzi added that when ever Mr. Panciera did any type of work on his home he always came in or called him first to see what can be done before he started any project.

No one for or against

Mr. Anzelone made a motion to approve. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

Mr. Anzelone mad a motion to take a ten minute recess. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

Recess 7:49

Back to Order 8:28

D. File 2012-33

LOCATION: 17 South Long Street

OWNER/ APPLICANT: Donna Corsetti

LOT: AP 12 — Lot 383; 8,250 sq. ft.; R-15 Zone

EXISTING USE: Vacant Lot

PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	8,250'	6,750'
	—FRONTAGE	100'	75'	25'
	— WIDTH	100'	75'	25'
	— LEFT SIDE YARD	20'	12.5'	7.5'
	— RIGHT SIDE YARD	20'	12.5'	7.5'

Mr. Pilozzi wanted to let the record show that we took a recess for 45 minutes due to the fact that the attorney for the applicant had a problem on his way down.

Mr. Mancini, attorney for the project was sworn in, and he explained that the applicant would like to build a single family home on this lot. The prior house on this lot caught fire and was a total loss. The new home will be smaller than the original. Mr. Corsetti, applicant, was sworn in, and he explained that he is the new owner of this lot and the footprint will be smaller but they will be going upward. All utilities will be utilized with the original ones that are there. Mr. Corsetti is the general contractor and will be performing all work. The home will have an open floor plan two bedrooms and a bathroom on the second floor and a kitchen, living room and another bedroom on the first floor. There will also be a deck and a patio outside the rear of the house.

No one for or against

Mr. Fascia made a motion to approve, Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to adjourn. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

Adjourn 8:48

8/31/2012